Karen Johnson Davidson County
Batch# 1081225 DEEDWARR
12/12/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231212-0095698

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2023.**

**Notary Public**

**MY COMMISSION EXPIRES:**

**(AFFIX SEAL)**

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**383 East Main Street, Suite 201**
**Hendersonville, TN 37075**

**05-NSH23-06790**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Kimveng Taing and Borany Hen<br>764 Jaywood Drive<br>Old Hickory, TN 37138 | First National Bank of America<br>P.O. Box 980<br>East Lansing, MI 48826 | 063 16 0A 058.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan S. Lyle, FKA Susan S. Hall, and Michael W. Lyle, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kimveng Taing and Borany Hen, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot(s) 97, as shown on the map entitled Hampton Park (formerly Chitwood Downs), of record in Book 6900, pages 550-552, as corrected in Book 7462, page 445, and amended in Book 8181, page 112, (erroneously shown in previous deeds as being in Book 6900, page 405), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Susan S. Hall, unmarried, by Warranty Deed from Lauri H. Hodges, unmarried, of record in Book 9520, Page 44, in the Register's Office of Davidson County, Tennessee, dated October 31, 1994 and recorded on November 14, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **764 Jaywood Drive, Old Hickory, TN 37138**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns

and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of December, 2023

**Susan S. Lyle**

**Michael W. Lyle**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Susan S. Lyle and Michael W. Lyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 8th day of December, 2023.

Notary Public

My Commission Expires: 8/24/27

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

## Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/8/23.

Date

Celia Stewart-Rouse

Affiant Signature

12/8/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8th day of December, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY